



Development and Public Protection
Wyncham House
207 Longlands Road
Sidcup Kent DA15 7JH
Telephone 020 8303 7777

Head of Development Control: Mrs S M Clark

To:

Decision



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**GRANT OF PERMISSION TO DEVELOP
LAND SUBJECT TO CONDITIONS**

Reference Code :
06/02062/FUL

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at :

28 Christchurch Road
Sidcup
Kent
DA15 7HQ

For Part one/part two storey rear extension, formation of rooms in roofspace including provision of roof lights.

Referred to in the application for permission for development received on 19th May 2006.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 1st September 2006

Head of Development Control

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED



Reference Code :
06/02062/FUL

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) .

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, being Drawing No(s) 01/BEA/06a and any approval granted subsequently pursuant to this permission.

Reason: To prevent any unacceptable deviation from the approved plans.

- 3 The windows on the flank elevation of the building shall be glazed and maintained at all times with obscure glass.

Reason: To protect the amenities and privacy of the adjoining properties.

- 4 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of the amenities of the locality.

- 5 Notwithstanding the detail shown on the submitted drawings, details of the design of a window on the front roofslope to facilitate emergency escape shall be submitted to and approved in writing by the Local Planning Authority before work commences.

Reason: In the interests of the visual appearance of the Conservation Area.

INFORMATIVES :-

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Bexley Unitary Development Plan (2004) set out below, and to all relevant material considerations, including Supplementary Planning Guidance, where appropriate:

Policy G26 - Conservation of the natural and built environment
Policy ENV39 - Built Environment
Policy ENV46 - Conservation Areas

and Design and Development Control Guidelines

This informative is only intended as a summary of the reasons for granting planning permission.

For further detail on the decision please see the application report by contacting the Development Control Division on 020 8303 7777 extension 5992.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

IMPORTANT NOTES AND STATEMENT OF YOUR RIGHTS

Planning Related Permissions

The attached decision does not, in any way, obviate the necessity of complying with any other enactment, byelaw, or other provision whatsoever, or of obtaining from the appropriate authority, any permission, consent, approval or authorisation which may be required.

Planning permission does not over-ride any restrictive covenants, or legal rights and interests, which other people (including this Council) may have over the land or property.

When planning permission is given it is normally subject to certain conditions. Failure to comply with such conditions can result in a Breach of Condition Notice (Section 187A, Town and Country Planning Act 1990) being served by the Council, against which there is no right of appeal.

Alterations to Approved Plans

If for any reason you need to change the approved plans you should consult the Planning Department to see if any further permission is necessary. You are advised that amendments are not normally acceptable without the fresh submission of another application except for very minor changes.

Building Control

Please note that an application for approval under Planning Control is separate from that required under the Building Act and Regulations. If you want to erect a new building, extend or alter, put an existing building to a different use, or alter a controlled service or fitting, you will probably require approval under the Building Act. Additionally, any work associated with your proposal which involves alteration to the above, or below ground drainage system will probably also need to be included in the application to the Building Control Division.

Most new building works have to be checked to make sure that the buildings will be safe and habitable - that is structurally sound with adequate drainage, ventilation and protection against damp, cold, fire and noise. Access facilities for disabled people and energy conservation are also important considerations. These are safeguards for the protection of the health and safety of the general public now and in the future.

Provision for Disabled Persons

Where certain planning permissions are granted applicants are particularly reminded of additional responsibilities placed upon them, with regard to provisions for the benefit of the disabled, by virtue of the Chronically Sick and Disabled Persons Act 1970 together with the "British Standard Code of Practice for Access of the Disabled to Buildings".

Where the proposal relates to:-

- (i) a building or premises to which the public are to be admitted (whether on payment or otherwise), then attention is drawn to sections 4 and 7 of that Act.
- (ii) offices, shops, factories or railway related premises, then attention is drawn to sections 7 and 8A of that Act.
- (iii) educational establishments including higher and further education, then attention is drawn to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" (Published on behalf of the Secretary of State in 1984).

Appeal Procedures:

1. Planning Permission and Listed Building and Conservation Area Consents

Any applicant who is aggrieved by a refusal of a consent or permission, or the imposition of conditions may appeal to the Secretary of State for the Environment **WITHIN SIX MONTHS** of the date of the decision notice.

The legal provisions are set out in Section 78 of the Town and Country Planning Act, 1990 (as amended by Section 17 of the Planning and Compensation Act 1991). There are provisions for serving a purchase notice on the Council if, following a decision, the land or building becomes what is legally termed "incapable of reasonably beneficial use" in its existing state.

These provisions are set out in Part V1 of the Town and Country Planning Act, 1990 but are complicated and you would be advised to seek professional advice.

2. Advertisement Applications

All advertisements are subject to the standard conditions which are shown on the decision. You may appeal **WITHIN EIGHT WEEKS** of the date of the decision notice, to the Secretary of State, Department of the Environment, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

Appeals for 1 and 2 above must be made on forms available from:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay, Bristol, BS1 6PN TELEPHONE NO. 0117 372 6372
WEBSITE <http://www.planning-inspectorate.gov.uk>

3. Trees

The applicant's rights of appeal against the decision of the Council in respect of works to trees covered by a Tree Preservation Order, are set out in Section 23 of the Town and Country Planning (Tree Preservation Order) Regulations, 1969. An appeal must be lodged with the Secretary of State **WITHIN 28 DAYS** of receipt of this notice.

Appeal forms for 3 above only, are available from:-

Government Office for London
Riverwalk House
157-161 Millbank
London SW1P 4RR

Please Note

In all cases the Secretary of State for the Environment has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State for the Environment is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could have been so granted otherwise than subject to the statutory requirements to the provisions of the development order and to any directions given under the order.